



MINUTES
ECONOMIC DEVELOPMENT ADVISORY
COMMITTEE (EDAC) MEETING
1300 NE Village Street
Fairview, OR 97024
August 14, 2014

PRESENT:

Dean Hurford, Chair
Jeff Anderson
Henry Pelfrey
Brenda Ziegler
Renaye Delano
George Lingelbach
Jeff Townsend
Ted Tosterud, Council Liaison

ABSENT:

Dan Kreamier, Council Liaison

STAFF:

Erika Palmer, Development Analyst

PUBLIC:

Shirley Craddick, Metro Councilor

1. CALL TO ORDER:

Chair Hurford called the meeting to order at 5:18 p.m.

2. ROLL CALL

Chair Hurford identified who was present.

3. REVIEW AND ADOPT MINUTES

Chair Hurford asked if there were any changes to the two sets of minutes (April 10, 2014 and June 19, 2014) included in the packet. A correction was noted on June 19, 2014 meeting minutes: the header needed to be changed to correct date. Development Analyst, Palmer said that the correction was noted and it will be changed.

EDAC member Ziegler moved to adopt April 10 and June 19, 2014 meeting minutes and EDAC member Anderson seconded. The motion passed unanimously.

4. PUBLIC WISHING TO SPEAK ON NON-AGENDA ITEMS

Metro Councilor Shirley Craddick introduced herself and that she was here to listen.

5. HALSEY STREET CORRIDOR UPDATE

Chair Hurford, introduced this topic as one of the main goals supported by EDAC. Metro Councilor Craddick discussed the role of Metro. One of the main functions of the agency as a transportation policy-making organization is distributing federal transportation dollars to projects throughout the region. Metro worked on the East County Connections Plan and identified the Halsey Corridor as a project that should

be revisited by the three cities. Councilor Craddick discussed that Metro has CET grant funds could be leveraged for planning/visioning for this project.

Chair Hurford led EDAC's discussion on next steps of getting all three cities to work together: Committee member Anderson asked Councilor Craddick, "What is the vision of the Halsey Corridor? What does it mean when she hears it?" Craddick responded that it's the three cities working on a plan together each vision might be a little different but all can work together. The Corridor may be a main street in one city and not in another but all three cities need to develop a working plan together.

Chair Hurford outlined questions to the committee:

- First we need to extend an invitation to Troutdale and Wood Village
EDAC discussed who should be invited – Mayors and or Mayors and a liaison.
- Need to ask both cities if they want to start/form their own EDAC?
EDAC discussed the importance of this and for the communities to work together. Once an EDAC is formed in the communities there ought to be combined quarterly meetings. Fairview can host the quarterly meetings and ask Council if Fairview staff can take the lead for the first 4 quarterly joint meetings. The quarterly meeting can be a working session between EDAC committees. The first 4 quarterly meeting all members can be present but after that it will be a smaller subgroup of each EDAC.
- What do we want to present to them?
EDAC discussed sharing the vision of the Halsey Corridor project and the benefits to all three cities. It will be a cross group of individuals that can provide more information on what is working and what isn't in our communities. Our EDAC can provide a roadmap on how to form an EDAC committee.
- Chair Huford and Development Analyst, Palmer will draft an outline of the presentation and will send it out to EDAC members for comments.

EDAC member Delano moved to ask Fairview City Council if EDAC can extend an invitation to Troutdale and Wood Village Mayors and/or liaison to present the purpose of Fairview's EDAC and to propose the idea of each city forming their own committee. If each city forms their own EDAC, the City of Fairview would host the first 4-quarertly meetings with city staff. EDAC member Ziegler seconded. Motion passed unanimously.

EDAC member Delano asked the Chair if she could pose a question to Metro Councilor Craddick, before moving to next agenda item. Delano asked Craddick if Metro has been approached with the idea of the bridge coming across the Columbia at 192nd. Metro Councilor Craddick stated that the bridge is not on any of the transportation plans in the region. Chair Huford stated that this could be a topic at a following meeting.

6. VILLAGE CORE

Chair Hurford opened the discussion highlighting the results of the business survey indicating that most respondents felt that the Village was the core of the community. Now what is EDAC going to do about it? What makes other core areas popular? What types of small businesses? EDAC member Anderson stated that the Village area and the City need to be more welcoming. Chair Hurford asked how many units are allowed for commercial uses? EDAC member Anderson said that you would get a different answer from everyone. Chair Hurford stated that he would like to have a meeting with the Planning and

Building Department to get everyone on the same page and to learn more about what would need to be done to units that are not built to the appropriate standards for commercial/retail development.

EDAC member Anderson stated that another business just shut down.

EDAC members Anderson and Ziegler said that the sidewalk issues are being addressed. There needs to be more cooperation with the City to help resolve the problems in the Village area.

Development Analyst, Palmer stated that she doesn't know all the history behind these issues but believes it's more of a building code issue than "use" issues.

Chair Hurford asked EDAC if they want to meet with Building and Planning Departments to address these issues.

Development Analyst, Palmer said that she could look into the Oregon Main Street Program to help with a coordinated effort of revitalizing the Village area. The City can apply to the program and the program can help identify the challenges and lay-out a strategy on how to move forward. City Council would have to apply to the program.

EDAC discussed the Main Street Program and whether or not they should ask the Council to apply.

Chair Hurford stated that there should be a multi-faceted approach. Council should look into and apply for the Main Street Program and EDAC should meet with the Building and Planning Departments to discuss issues.

Chair Hurford moved to ask Council to allow staff to look into the Oregon Main Street program and to bring more information back to Council. EDAC committee member Delano seconded. Motion passed unanimously.

EDAC member Delano moved to ask staff to set up a meeting between EDAC and the Building and Planning Departments to discuss the issues on Village Street before the next EDAC meeting in September. EDAC member Anderson seconded. Motion carried unanimously.

7. CODE AUDIT

Development Analyst, Palmer discussed that the City of West Linn performed a code audit to eliminate redundancies in their code to reduce time and the cost associated with developing land. The process of review would be EDAC, then to Planning Commission and final approval through City Council for changes. EDAC consensus was that this is still a priority, but no action was taken.

8. VERTICAL HOUSING DEVELOPMENT ZONE

Development Analyst, Palmer discussed this state of Oregon tax incentive program that allows for a tax exemption on mix-use development within certain areas of the city that are mapped as Town Center areas in the region – most of the land near Halsey and 223rd. The tax exemption will last for a ten year period and at that time the full property tax will be assessed through Multnomah County. This program encourages mix-use development, encourages commercial growth and revitalization of town center areas. Development Analyst, Palmer stated that two developers might be interested in this program if they proceed with project in Fairview. Development Analyst, Palmer stated that the City of Milwaukie, Beaverton, Oregon City, and Gresham have incorporated this financial tool as a means to spur investment.

EDAC recommends that the Council review this program as a work session item.

9. STAFF UPDATE

Development Analyst, Palmer stated that planning staff has had two pre-application conferences on two potential developments. One site is at 207th and Halsey and the other on the south side of Halsey between Carlino and Bumpers.


11. ADJOURNMENT

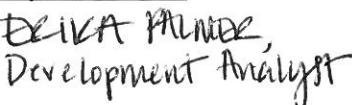
Chair Hurford adjourned the meeting at 6:45 p.m.

The next EDAC meeting is scheduled for September 11, 2014


Dean Hurford, Chair EDAC

11/24/14
Date


~~Devree Leymaster~~
City Recorder


Devika Palmer,
Development Analyst

11.24.14
Date